



20 Holywell Road, Derbyshire DE7 9HH

£795 PCM



IPS
ESTATES

IPS Estates are pleased to offer this two bedroom property situated in the popular Shipley View location. With gas central heating, UPVC double glazing and enclosed garden to the rear.

Accommodation

Entering the property through UPVC double glazed door into:

LOUNGE 13'1" x 12'0" (3.99 x 3.66)

Magnolia painted walls and feature papered wall, carpeted, UPVC double glazed bay window to front elevation, two wall mounted radiators, staircase leading to first floor and door leading to:

KITCHEN 11'11" x 7'11" (3.65 x 2.42)

With a range of wall and base units with cupboard and drawer fronts, magnolia painted walls, part vinyl/part carpeted flooring, cream tiles, integrated oven and hob with extractor over, single sink and drainer unit with mixer tap, white radiator, UPVC double glazed window to rear elevation and UPVC double glazed door leading to rear garden.

STAIRS & LANDING

Stairs lead from the lounge to the first floor landing. With magnolia painted walls, carpet and access to two bedrooms and the bathroom.

BEDROOM ONE 9'11" x 10'3" (3.04 x 3.13)

Situated at the front of the property, with magnolia painted walls, UPVC double glazed window to the front elevation, wall mounted radiator and built in storage cupboard.

BEDROOM TWO 11'1" x 5'6" (3.40 x 1.70)

Situated to the rear of the property, with white and blue painted walls, carpet, UPVC double glazed window to rear elevation and white radiator.

BATHROOM 6'1" x 5'6" (1.87 x 1.70)

With three piece suite comprising low level WC, pedestal wash hand basin and bath with mixer shower over. Magnolia painted walls, vinyl flooring, UPVC opaque glazed window to rear elevation and white radiator.

OUTSIDE

To the rear of the property is a fenced garden with patio, lawn and shed. To the front there is a lawned area and pathway.



Freehold

Council Tax Band A

AST first 6 months therefore after rolling contract.

First months Rent £795 and £795 Bond upfront.

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC

67-69 South Street, Ilkeston, Derbyshire, DE7 5QQ
T: 0115 9444910
sales@ipsestates.com | lettings@ipsestates.com
www.ipsestates.com

